

058.0

0010

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,008,000 / 1,008,000

1,008,000 / 1,008,000

1,008,000 / 1,008,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
11-13		LOWELL ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	FORD ADAM E	
Owner 2:	SIMONE DEBORAH M	
Owner 3:		
Street 1:	1061 POST ROAD	
Street 2:		

Twn/City:	WELLS
St/Prov:	ME
Postal:	04090

Cntry:		Own Occ:	Y
Postal:	04090	Type:	

PREVIOUS OWNER	
Owner 1:	FORD ADAM E -
Owner 2:	SIMONE DEBORAH M -
Street 1:	11-13 LOWELL STREET
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02476	Type:	

NARRATIVE DESCRIPTION	
This parcel contains 8,520 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1816, having primarily Clapboard Exterior and 5850 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																												
Use	Description	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
Code	Fact																											
111	Apts. 4-8		8520		Sq. Ft.	Site		0	70.	0.75	11			Med. Tr	-5					449,275								449,300

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
111		8520.000		558,700				449,300		1,008,000					
Total Card		0.196		558,700				449,300		1,008,000		Entered Lot Size			
Total Parcel		0.196		558,700				449,300		1,008,000		Total Land:			
Source:		Market Adj Cost				Total Value per SQ unit /Card:		172.31		/Parcel: 172.3		Land Unit Type:			

PREVIOUS ASSESSMENT		Parcel ID		058.0-0010-0009.0						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	528,200	0	8,520.	449,300	977,500	977,500	Year End Roll	12/18/2019
2019	111	FV	486,600	3300	8,520.	449,300	939,200	939,200	Year End Roll	1/3/2019
2018	111	FV	486,600	3300	8,520.	301,700	791,600	791,600	Year End Roll	12/20/2017
2017	111	FV	454,900	3300	8,520.	288,800	747,000	747,000	Year End Roll	1/3/2017
2016	111	FV	454,900	3300	8,520.	263,100	721,300	721,300	Year End	1/4/2016
2015	111	FV	407,300	3300	8,520.	211,800	622,400	622,400	Year End Roll	12/11/2014
2014	111	FV	407,300	3300	8,520.	189,300	599,900	599,900	Year End Roll	12/16/2013
2013	111	FV	407,300	3300	8,520.	179,700	590,300	590,300		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
FORD ADAM E,	40300-343		8/4/2003	Family	1 No No
FORD ADAM	35862-90		7/10/2002	Family	1 No No
FORD ADAM	35008-493		3/5/2002	Family	10 No No
FORD ADAM E	25952-145		1/5/1996		1 No No A

BUILDING PERMITS																										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name														
6/1/1993	225	Redo Bat	3,000	C				ADD SKY LITES-REM/	10/24/2018	MEAS&NOTICE	CC	Chris C														

ACTIVITY INFORMATION	
10/24/2018	MEAS&NOTICE
4/7/2009	Measured
1/12/2000	Mailer Sent
1/12/2000	Measured
10/1/1983	SL

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 20 - Apts 4-8	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 4	Total: 4	Full Bath: 4	Rating: Average	A Bath:	Rating:	TRAFFIC.				9	EFP (146)	15	1		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:					WDK OFP (480)	SFL FFL BMT (-480)	16 WDK OFP (80)	5		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:					5	14	WDK SFL FFL BMT (-560)	25 TQS SFL FFL BMT (1000)		
GENERAL INFORMATION				OthrFix:	Rating:	OTHER FEATURES	Kits: 4 Rating: Average	1st Res Grid Desc: Line 1 # Units: 4	FY LR DR D K FR RR BR FB HB L O					14	12	3	14 EFP (36)
Grade: C- - Average. (-)	Year Blt: 1816	Eff Yr Blt:	Alt LUC:	A Kits:	Rating:	Other											
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Frpl:	Rating:	Upper											
INTERIOR INFORMATION				WSFlue:	Rating:	Lvl 2											
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: 3 - Other 25%	Partition: T - Typical	Location:		Lvl 1											
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet 50%	Total: 31 %	Condo Information	Total Units:		Lower											
Bsmnt Flr: 4 - Carpet	Subfloor:	Override:	DEPRECIATION	Floor:		Totals	RMs: 16	BRs: 8	Baths: 4	HB							
Bsmnt Gar:	Electric: 3 - Typical	Total: 31 %	Phys Cond: AV - Average 31. %	% Own:	Name:	REMODELING	Exterior:	No Unit	RMS	BRS	FL						
Insulation: 2 - Typical	Int vs Ext: S		Functional:			RES BREAKDOWN	Interior:	4	4	2							
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	# Heat Sys: 4	Economic:			Additions:											
% Heated: 100	% AC:	% Heated: 100	Special:			Kitchen:											
Solar HW: NO	Central Vac: NO		Override:			Baths: 1993											
% Com Wall	% Sprinkled:		CALC SUMMARY	Plumbing:		Plumbing:											
			Basic \$ / SQ: 140.00	Adj \$ / SQ: 122.042		Electric:											
			Size Adj.: 0.86739129	Other Features: 194500		Heating:											
			Const Adj.: 1.00500000	Grade Factor: 0.90		General:											
			Adj Total: 809778	NBHD Inf: 1.00000000		Totals	4	16	8								
			NBHD Mod:	LUC Factor: 1.00													
				Adj Total: 809778													
				Depreciation: 251031													
				Depreciated Total: 558747													
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.0-0010-0009.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			